055.0	0002	0007.B	1 of 1	Commercial	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,250,200 / 1,250,200
					USE VALUE: 1,250,200 / 1,250,200
					ASSESSED: 1,250,200 / 1,250,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
965	-967	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPATHANASIOU DEMETRIOS TR
Owner 2:	PAPATHANSIOU REALTY TRUST
Owner 3:	
Street 1:	965 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,963 Sq. Ft. of land mainly classified as Comm. / Res. with a Store Building built about 1976, having primarily Conc. Block Exterior and 5968 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 3 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	3027.430	323,971	3,700	436,394	764,065
104	1935.570	207,129		279,006	486,135
Total Card	0.114	531,100	3,700	715,400	1,250,200
Total Parcel	0.114	531,100	3,700	715,400	1,250,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 209.48 | /Parcel: 209.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	36730
GIS Ref	
GIS Ref	
Insp Date	04/07/18

!4437!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	031	FV	536,000	3700	4,963.	703,000	1,242,700	1,242,700	Year End Roll	12/18/2019
2019	031	FV	528,600	4000	4,963.	661,700	1,194,300	1,194,300	Year End Roll	1/3/2019
2018	031	FV	527,800	4000	4,963.	579,000	1,110,800	1,110,800	Year End Roll	12/20/2017
2017	031	FV	527,800	4000	4,963.	454,900	986,700	986,700	Year End Roll	1/3/2017
2016	031	FV	527,800	4000	4,963.	454,900	986,700	986,700	Year End	1/4/2016
2015	031	FV	489,200	2900	4,963.	372,200	864,300	864,300	Year End Roll	12/11/2014
2014	031	FV	489,200	2900	4,963.	372,200	864,300	864,300	Year End Roll	12/16/2013
2013	031	FV	489,200	2900	4,963.	372,200	864,300	864,300		12/13/2012

PRINT

Date	Time
12/10/20	19:27:46

LAST REV

Date	Time
10/09/19	13:54:07
apro	
4437	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18914-524		3/1/1988		675,000	No	No		Y

USER DEFINED

Prior Id # 1:	36730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	502	Alterati	98,850	O				Interior partition
9/13/2011	1115	Awnings	3,600					
2/4/2011	65	Inter Fi	10,500					ADD 2 HBTHS/FIRE W

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2018	Meas/Inspect	HS	Hanne S
3/16/2009	Meas/Inspect	201	PATRIOT
4/27/2000	Meas/Inspect	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		4963		Sq. Ft.	Site		0	43.25	3.33	CG									715,447	104	39				715,400	

Total AC/HA: 0.11393 | Total SF/SM: 4963 | Parcel LUC: 031 | Comm. / Res. | Prime NB Desc: COMM GD | Total: 715,447 | Spl Credit | Total: 715,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	20	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED/TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:	104	Alt %:	39
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	2	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	27.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.96756035
Const Adj.:	0.97574949
Adj $ / SQ:	94.410
Other Features:	32669
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732555
Depreciation:	201453
Depreciated Total:	531102

COMMENTS

ACTION REAL ESTATE, BRAZILIAN JIU JITSU; 2 APTS SFL.; 2 GAR DOOR ON RIGHT OF BLDG NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

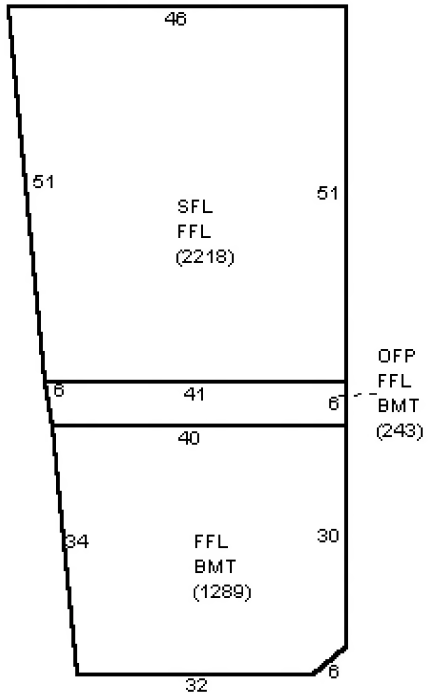
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	2
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	103.85
Special Features:	0	Val/Su Net:	68.59
Final Total:	531100	Val/Su SzAd	88.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,750	94.410	354,036
SFL	Second Floor	2,218	103.850	230,341
BMT	Basement	1,532	28.320	43,391
OFP	Open Porch	243	22.730	5,522

Net Sketched Area:	7,743	Total:	633,290
Size Ad	5968	Gross Are	7743	FinArea	5968
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	50	A	1
SFL	100	APT	100	G	2

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0007.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	FR	1985	4.00	T	34	325			2,600			2,600
83	Sign	D	Y	1	24	A	AV	2012	50.52	T	5.6	325			1,100			1,100

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700